

FRIDAY SESSION: 1:15–2:30 PM

Utilizing the Public/Private Partnership to Facilitate Quality Development

1:15—2:30 p.m.

Friday, March 10, 2006

Sturm College of Law/Frank J. Ricketson Law Building

Panelists discuss effective use of various public financing mechanisms to provide for public infrastructure needs, promote economic development and provide high quality development.

Moderator: **Saranne Maxwell**

Kutak Rock

Bond Counsel for Arista Metropolitan District

Denver, Colorado

Panelists: **Sam Sharp**

Kirkpatrick Pettis, a division of D.A. Davidson & Co.

Denver, Colorado

Timothy Wiens

Wiens Capital Management

Broomfield, Colorado

Charles Ozaki

Deputy City and County Manager

City and County of Broomfield, Colorado

Live

Work



Shop

Play

Arista

- 215-acre multi-use, transit-oriented, land development located in Broomfield, Colorado (located halfway between Denver and Boulder)
- Arista will include residential, office, restaurant, entertainment and retail space
- Master-planned, premier, urban residential community featuring Trammell Crow and Hibernia
- Anchored by the \$45 million 6,000-seat Broomfield Event Center
- Supporting Arista Place, the Broomfield Event Center, and an RTD Park 'n Ride will be the Arista Grande Parkade, a 1,500 stall parking structure

Arista



Arista



Arista



Broomfield Event Center



History of Project

- 1995: Broomfield Master Plan calls for "transit-oriented development" at U.S. 36 and Wadsworth Blvd
- April 2000: Broomfield Urban Transit Village plans were presented to City Council to set zoning
- December 2004: Developers proposed the idea of an event center for the development

History of Project

- April 2005: The name Arista is announced for the development
- April 2005: Initial marketing begins
- May 2005: City Council reviewed the development plans for the Broomfield Event Center
- June 2005: Developers announced the signing of a deal with the CHL and CBA for minor-league hockey and basketball franchises to play at the Broomfield Event Center

History of Project

- June 2005: City Council approved a \$91 million incentive deal for the Broomfield Event Center, RTD, and infrastructure for the entire Arista development
- July 2005: Land Use Review Commission recommended approval of the Broomfield Event Center

Guiding Design Principals driving the Arista vision

1. West Urbanism (creation of a "west urban" community and integrated lifestyle)
2. Connectivity
3. Quality and authenticity
4. Environmental stewardship
5. Landscape design and architecture inspired by the foothills (or martinis)

Residential



Commercial & Retail

- Commercial – 300,000-400,000 sq. ft. of office
- Regional/Neighborhood – 600,000-800,000 sq. ft. of retail
- Specialty – 80,000 sq. ft.

Specialty Retail



Entertainment



Entertainment



Activity-to-Date

- Initial Land Acquisition – July 2002
- Planning and Entitlements
- Infrastructure Financing – October 2005
- Infrastructure Construction – Commenced October 2005 – Completion Fall 2006
- Event Center Financing – October 2005
- Event Center Construction – Commenced October 2005 – Completion Fall 2006

Activity-to-Date

- Parking Structure Financing – Completion April 2006
- Parking Structure Construction - Commenced - Completion Fall 2006
- Residential Contracting/Approval – In Process
- Arista Place Final Design and Contractor Selection
- Ongoing Pursuit and Negotiations with Retailers, Other Entertainment and Office Uses

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CITY AND COUNTY OF BROOMFIELD 2005 COMPREHENSIVE PLAN LAND USE MAP

- Integrating sub area plans:
- I - 25
 - U.S. 36
 - 96th Street/Northwest Parkway
 - Broomfield Interchange
 - W. 120th Avenue Gateway Corridor



LEGEND

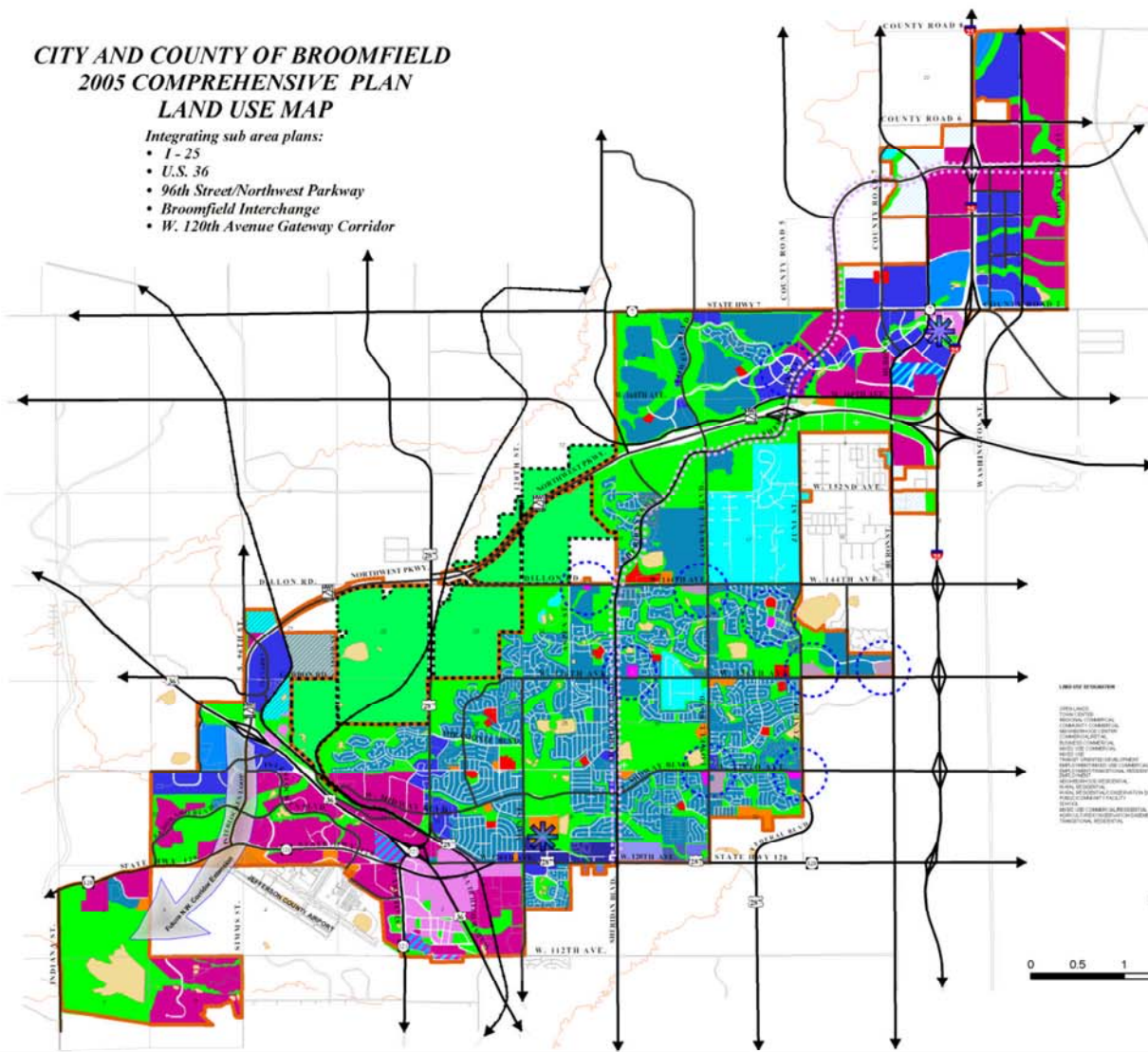
- IGA BOUNDARY LINE
- MAJOR ROADWAYS
- CITY/COUNTY LIMIT
- ROADS
- RR
- SHERIDAN PARKWAY
- VILLAGE RESIDENTIAL AREA
- CEMETERY
- 36 SECTION NUMBERS
- CITY CENTER DISTRICT

LAND USE DESIGNATION

- OPEN LANDS
- TOWN CENTER
- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD CENTER
- COMMERCIAL RETAIL
- BUSINESS COMMERCIAL
- MIXED USE COMMERCIAL
- MIXED USE
- TRANSIT ORIENTED DEVELOPMENT
- EMPLOYMENT/MIXED USE COMMERCIAL
- EMPLOYMENT/TRANSITIONAL RESIDENTIAL
- EMPLOYMENT
- NEIGHBORHOOD RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL/CONSERVATION EASEMENT
- PUBLIC/COMMUNITY FACILITY
- SCHOOL
- MIXED USE COMMERCIAL/RESIDENTIAL
- AGRICULTURE/CONSERVATION EASEMENT
- TRANSITIONAL RESIDENTIAL

LAND USE DESIGNATION	AREA	% Land Area	% Land Use
OPEN LANDS	100%	100%	100%
TOWN CENTER	100%	100%	100%
REGIONAL COMMERCIAL	100%	100%	100%
COMMUNITY COMMERCIAL	100%	100%	100%
NEIGHBORHOOD CENTER	100%	100%	100%
COMMERCIAL RETAIL	100%	100%	100%
BUSINESS COMMERCIAL	100%	100%	100%
MIXED USE COMMERCIAL	100%	100%	100%
MIXED USE	100%	100%	100%
TRANSIT ORIENTED DEVELOPMENT	100%	100%	100%
EMPLOYMENT/MIXED USE COMMERCIAL	100%	100%	100%
EMPLOYMENT/TRANSITIONAL RESIDENTIAL	100%	100%	100%
EMPLOYMENT	100%	100%	100%
NEIGHBORHOOD RESIDENTIAL	100%	100%	100%
RURAL RESIDENTIAL	100%	100%	100%
RURAL RESIDENTIAL/CONSERVATION EASEMENT	100%	100%	100%
PUBLIC/COMMUNITY FACILITY	100%	100%	100%
SCHOOL	100%	100%	100%
MIXED USE COMMERCIAL/RESIDENTIAL	100%	100%	100%
AGRICULTURE/CONSERVATION EASEMENT	100%	100%	100%
TRANSITIONAL RESIDENTIAL	100%	100%	100%

1" = 2700'



This map is for illustrative purposes only and is not intended for parcel specific decision-making.

The City and County of Broomfield has made every effort to ensure the accuracy of the data. Use of this information is at the user's discretion. While the City and County of Broomfield assumes no liability associated with the use of this information.

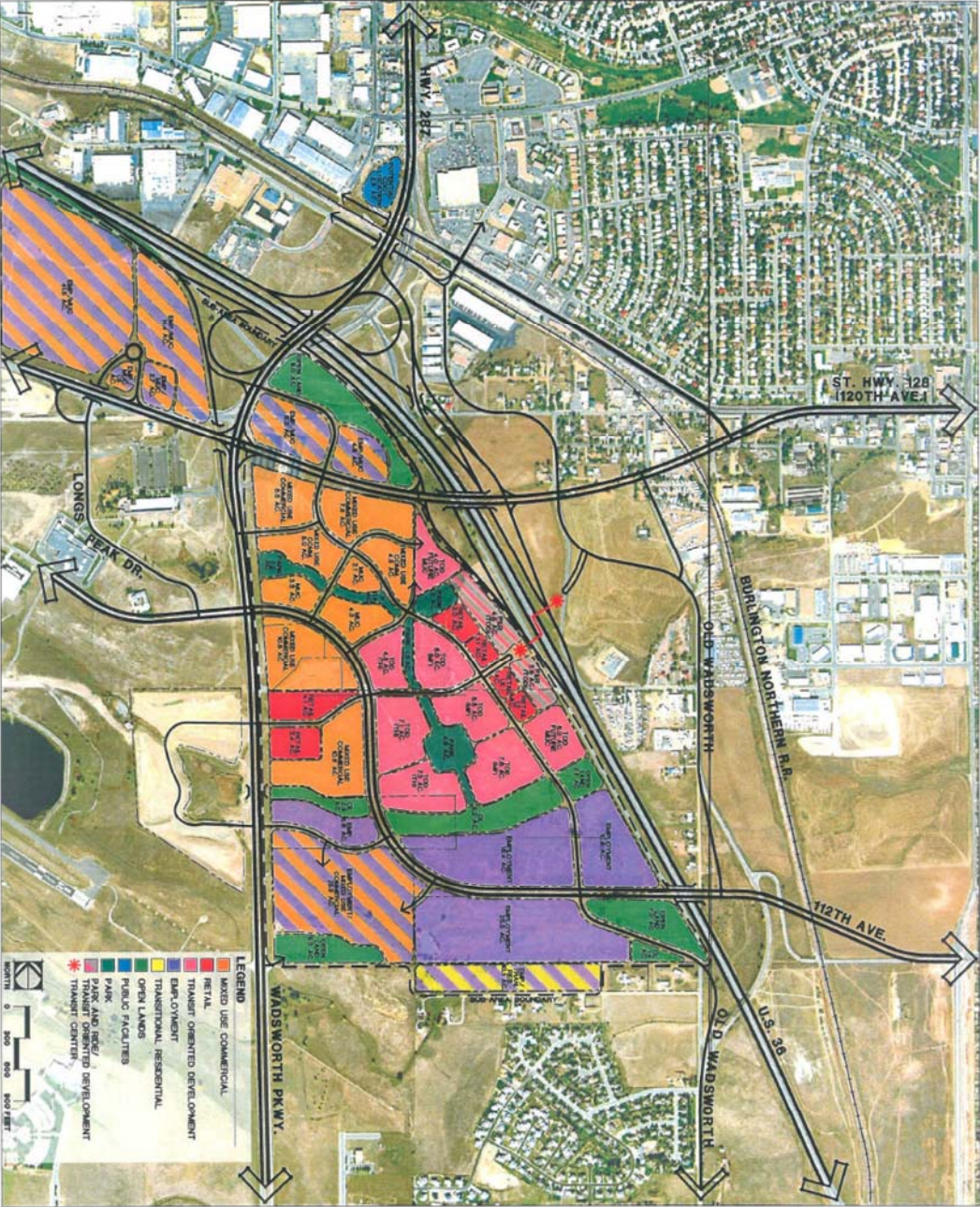


Exhibit D: Sub-Area Land Use Plan